

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 23, 2015

Special Meeting

The Special Meeting of Council was called to order by President Berry at 6:05 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

1. President Berry recognized Mayor Stage, who introduced Ms. Kirsten Karr, Planning & Environmental Director and Mr. William Murdock, MORPC Executive Director. He said this is a discussion about their Insight 2050 survey. He said the Administration is moving down a path that they will suggest to Council to create a Grove City 2050 and start some planning for the future – out to 2050.
2. Before starting the presentation, President Berry recognized the Mayor of Urbancrest, Jackson Township Trustee Jim Rauk and staff members, and Pleasant Township Trustees for being present tonight.
3. Director Murdock began the presentation by explaining that MORPC is an association of local governments. He said they work together with them on transportation, land use analysis, data, mapping, environmental & energy issues, and more. He said they are here as a service for local governments and to help find solutions to issues each may have. He said they appreciate Grove City's membership. He said the Insight 2050 Study takes a look at Central Ohio and where they think we will be through 2050. He said it is not a regional plan. It is a regional look at where the region is heading with their demographics and how that affects everything local governments and businesses focus on. He said it is a big partnership with Columbus 2020. He turned it over to Dr. Kirsten Karr to share this interesting information.

Dr. Karr explained that this is a very collaborative effort to study the demographic and economic growth over the next 30 years; and to identify different ways of how Central Ohio could grow and what the impact of that growth would be. She said the impetus for doing the study was due to the expectation of Columbus growing by 500,000 people by 2050. That translates to 300,000 new jobs and 300,000 new residences. She said this is not an issue, as Columbus and surrounding communities have met this demand in the past very well. The big game changer this time is in the demographic make-up is different in the past and the lifestyle preferences are changing. She shared a couple of slides to represent the past growth by age and the anticipated growth by age. The past growth was in the 35 – 50 year olds (1980 – 2010). In the future (2010 – 2040) the growth will come from 60 – 65 year olds. This group wants smaller homes, walkable neighborhoods, and a mixed use environment with multiple transportation choices. She said the area has enough larger lot homes to meet the upcoming demand. She said when they talk about smaller lot homes they are talking about five (5) units per acre. *As for Businesses*, they are looking for a built-in labor force, ready to employ. She said *commercial consequences* are in redevelopment. The study shows we have one billion square feet of commercial space that is ready for redevelopment. She said the Study took four scenarios of how Central Ohio could grow and the results of each. She reviewed these four scenarios and shared the different metrics under each. She noted that a lot of agricultural land could be saved if we tilt development a bit and redevelop existing areas. This could result in an \$80 million savings in roadways. She said this is just objective data, they want to share. She said the full report is on their website – www.insight2050.org – and they plan to update the website with more information as they go along. She said they hope this will help local communities as they plan and choose for themselves

insight2050 Scenarios Overview

insight
2050

Each of the insight2050 scenarios represents a different way of accommodating projected housing and job growth in Central Ohio to the year 2050. Each includes the same total number of people, homes, and jobs, but varies in where and how they are located across the region. The scenarios

also vary in terms of the types of homes that will be built in the coming decades, and the extent to which their mix of housing types meet the demands of Central Ohio's current and future residents.

scenario A Past Trends

This scenario extends the land use and transportation investment decisions of the past decades forward to 2050. A majority of growth is accommodated on previously undeveloped land, with most growth (85%) tending towards suburban and rural, auto-oriented development. New development is composed primarily of larger-lot single family homes and suburban office parks and commercial centers.

Place Type Proportions



Infill / Redeveloped Land vs. Undeveloped Land



Housing Unit Mix

	2010	New Growth to	Resulting Housing Mix
Multifamily	25%	20%	23%
Single Family Attached	8%	10%	9%
Smaller Lot (<7,200 sq ft)	24%	9%	20%
Larger Lot (>7,200 sq ft)	37%	45%	39%
Rural Lot	6%	16%	9%

scenario B Planned Future

The housing and job distribution of this scenario reflects the direction of local plans and policies from the cities and townships across the Central Ohio region. There is more Compact growth than in the Past Trends scenario, and more smaller-lot single family and attached homes, though the majority of growth is still auto-oriented and tends to be located at the periphery of cities and towns. About half of new growth is accommodated as infill or redevelopment; the rest occurs on previously undeveloped land.



	2010	New Growth	Resulting Housing Mix
Multifamily	25%	26%	25%
Single Family Attached	8%	10%	9%
Smaller Lot (<7,200 sq ft)	24%	25%	24%
Larger Lot (>7,200 sq ft)	37%	35%	36%
Rural Lot	6%	4%	6%

scenario C Focused Growth

This scenario seeks to accommodate more growth in infill and redevelopment locations in and around existing cities and towns. Land patterns and housing mix are informed by housing demand forecasts, with significantly more smaller-lot single family, attached single family, and multifamily homes than the Planned Future or Past Trends scenarios. A large majority (84%) of growth takes the form of Compact development in walkable, moderate intensity mixed-use areas. There is also significant Urban development (10% of new growth) in Downtown Columbus. There is very little Standard growth or new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.



	2010	New Growth	Resulting Housing Mix
Multifamily	25%	37%	28%
Single Family Attached	8%	16%	11%
Smaller Lot (<7,200 sq ft)	24%	46%	30%
Larger Lot (>7,200 sq ft)	37%	<1%	27%
Rural Lot	6%	<1%	4%

scenario D Maximum Infill

This scenario strives to maximize growth accommodated through infill on previously developed lands and within existing urban areas. The Urban place type assumes nearly 30% of growth in existing city centers and commercial corridors where significant redevelopment opportunities exist. An additional 70% takes the form of moderate intensity and walkable Compact development. Like the Focused Future scenario, the residential mix is informed by housing demand forecasts, with significantly higher proportions of multifamily, attached single family/townhomes, and smaller-lot single family homes. There is very little new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.



	2010	New Growth	Resulting Housing Mix
Multifamily	25%	47%	31%
Single Family Attached	8%	19%	12%
Smaller Lot (<7,200 sq ft)	24%	33%	27%
Larger Lot (>7,200 sq ft)	37%	<1%	26%
Rural Lot	6%	<1%	4%

how they want to grow. She said they are looking for a pilot community to partner with to test their planning scenario with, which would take the four scenarios and apply them to part or all of the community to see how they would grow in each. Finally, when they hired the consultant, he said he was surprised because Central Ohio has no real problem with traffic congestion and the economy is going well. She said it is cudo's to the communities for doing a really good job of keeping pace. She said this is a pro-active approach to continue these efforts.

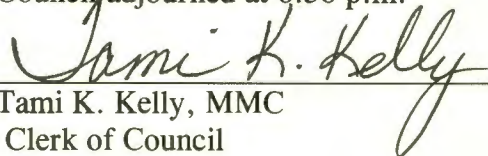
Mr. Murdock noted that Phase Two of this Study will develop tools to assist government on a local level, so they will feel more prepared for the future growth.

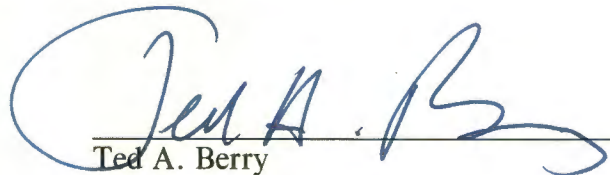
Council thanked MORPC for their presentation and information. Mr. Davis asked if the expected 500,000 were partly existing or all new residences. Dr. Karr said about 1/3rd are projected to be new. Mr. Davis asked if the "family" wants a different environment. Dr. Karr said they still want much of the same, but perhaps not so secluded. Ms. Lanese asked about transportation and transitioning out of the car. Director Murdock said much of that happens with age and Grove City already had sidewalks, bike paths and streets available to meet those needs. Dr. Karr said, as Mr. Bennett mentioned, as we plan for new developments, they have the mixed-use components in it so it is easier and shorter to access the different services without needing the car. Dir. Murdock said many communities are having the same discussions. As people are aging, they don't see the product they want. So, it is a choice to target the demographics your community wants to attract by giving them the environments they want. It comes down to giving your residents more choices to allow them to stay in Grove City.

Mayor Stage noted that we are out in front on some of this with senior busses and Senior Living units. He said you have to figure out a way to change zoning and be open minded about some of these things. He said they have asked MORPC to help them evolve and look at the zoning code to accommodate the future growth. He said we can all agree, but until we adjust the law, it all becomes moot. He said they would like to get in front of the legislative side. Mr. Bennett commented that communities will need to maintain their own identity and uniqueness as they move forward, rather than growing in a homogenous way.

President Berry opened the floor to the public for questions and comments. There were a few clarification questions by the attendees.

Council adjourned at 6:56 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair